

SAN FRANCISCO BAY AREA GOVERNMENT HOUSING

ISC Alameda provides family and unaccompanied quarters to qualified enlisted and officer personnel assigned to the San Francisco Bay Area. It is the policy of ISC Alameda to provide equal housing opportunity for all personnel assigned to afloat and shore commands; not discriminate because of race, color, religion, national origin, gender or disability; make assignments as quickly as possible to realize maximum benefit to all members and to minimize costs attributable to change of occupancy.

*Improved to meet
your needs!*

San Francisco Bay Area Housing Pilot Program

In February 2003, the Pacific Area Commander announced a five-year housing pilot program for the San Francisco Bay Area, an innovative approach that directly support the Commandant's emphasis areas of people and stewardship while also impacting readiness. In association with this pilot program, ISC Alameda was authorized to acquire 316 houses from the U.S. Navy at the former Naval Weapons Station in Concord, California. Below is a summary of the policies that were immediately implemented. Detailed instructions are located in the San Francisco Bay Area Housing Assignment Priority, ISCALAINST 11101.2D.

Members with Dependents

- ❑ **Availability:** Coast Guard government owned family housing is available in the San Francisco Bay area three locations, Alameda, Concord and Novato for all Officers and Enlisted Personnel with Families.
- ❑ **Mandatory Release From Housing:** Assignment to quarters is not mandatory, however, a mandatory release from housing is required prior to starting BAH at your new duty station. You must visit or contact the Alameda Housing Office to
- ❑ **Bay Area Housing Survey:** Prior to receiving a release from quarters, all newly arriving members are required to fill out an off-base housing survey. This can be accomplished by visiting the Alameda housing office upon your arrival to the San Francisco Bay Area.

Members who currently reside in housing and wish to vacate quarters for reasons other than PCS orders will be required to have resided in the quarters for a period of at least one year and complete a survey prior to release.

- ❑ **Government Funded Local Move:** Any member with dependents presently living on the economy that may desire to move into any one of the Bay Area housing sites will be authorized a move at the government's expense. Contact the Alameda housing officer for more information.
- ❑ **New Bedroom Qualifications:** The new program allows the ISC to offer members with dependents one bedroom per qualified dependent.

Number of Dependents (Including Spouse)	Number of Bedrooms Authorized
One	2
Two	2
Three	3
Four or More	4

Members without Dependents

- ❑ **Personnel in Pay Grades E5 and Below:** Housing is available and mandatory for all personnel E5 and below. All members who desire to reside in the civilian community must receive a waiver from the Alameda Local Housing Officer prior obtaining housing in the civilian community. Request for waivers to live in the civilian community and receive BAH will only be granted when occupancy is at 98%. Detailed procedures are contained in the San Francisco Bay Area Housing Assignment Priority, ISCALINST 11101.2D.
 - **Unaccompanied Personnel Housing (UPH):** Government-owned UPH is available for personnel E5 and below at the Alameda, Novato and Concord housing sites. The site that you will be assigned to is based on the location of your duty station. . Members are assigned their own bedroom in a three or four bedroom family type unit.
 - **Barracks:** A limited number of furnished barracks rooms (1-2 people per room) are available on Coast Guard Island.
- ❑ **Personnel in Pay Grades E6:** UPH is available to E6 personnel and is based upon availability. Members are assigned their own bedroom in a three or four bedroom family type unit A release from mandatory assignment to government housing is not required for E6 personnel without dependents. This does not apply for members who are geographical bachelors who receive BAH at the with dependent rate.
- ❑ **Personnel in Pay Grades E7 and Above:** Unaccompanied Senior Quarters (USQ) is available at the Concord and Novato housing sites for members without dependents E7 and above, including Officers, and is based upon availability. Senior members are assigned their own two-bedroom family type unit with a garage. A release from mandatory assignment to government housing is not required for E& and above personnel without dependents. This does not apply for members who are geographical bachelors who receive BAH at the with dependent rate.

ISC Alameda Owned Housing

Alameda Housing Site

Housing Office
99 Mosley Ave
Alameda, CA 94501
Phone: 510-769-0831

Located off of Main Street, directly across from the former Alameda Naval Air Station now known as Alameda Point sits the Coast Guard Housing complex. There are two distinctive housing sites located on the property, Marina Village and North Village. In addition to the housing sites there are plenty of playgrounds and green space, including approximately 10 acres known as Estuary Park with a volleyball court, picnic area, baseball/softball/soccer fields and a basketball court. Estimated waiting times from the date of PCS arrival at both sites in Alameda are as follows:

Bedroom Size	Estimate Wait
Two	Within 10 days of reporting
Three	Within 10 days of reporting
Four	Within 10 days of reporting

Marina Village: Marina Village consists of 300 housing units constructed in 1991. The majority of the units are two, three and four bedroom duplex townhouse units either two or three stories high. (18) of the units are single-family dwellings, which are set aside for "special needs" families with documented medical situations.

- ❑ The units are of wood frame construction built on concrete slabs. The exterior of the units are covered with vinyl siding. Each unit comes with an attached garage and each has an automatic garage door opener. The units are carpeted throughout except for the kitchens and bathroom floor, which have sheet vinyl and the downstairs storage room in the three-story two bedroom units, which has 12x12 floor tile. All units are heated by a natural gas forced-air heating system. A gas range, refrigerator, dishwasher and garbage disposal are provided in each unit. Each unit has a laundry room with hookups for a washer and both gas and electric (220V) dryers. Each unit has an enclosed small concrete patio. The three-story two-bedroom units have a balcony.

North Village: North Village consists of 282 housing units constructed in 1969. The units are two-story multiplex townhouses that have either four or six units per building. All the units in North Village are either three or four bedrooms.

- ❑ The units are of wood frame construction with stucco siding with raised wood sub-flooring. There is open parking in front of each with one assigned spot for each address. The remaining parking is first-come-first-served. The units are carpeted throughout except for the kitchen, bathroom and laundry room floors, which have either sheet vinyl or ceramic tile. A central gas-fired boiler heats all units. An electric range, refrigerator, dishwasher and garbage disposal are provided in each unit. Laundry rooms have connections for a washer and electric (220V) dryer. Each unit has a small front yard and quite large fenced backyard with a storage shed. North Village has three and four bedroom four and.
- ❑ **Unaccompanied Personnel Housing:** 60 family units in North Village have been converted to UPH housing. Each member is assigned his or her own bedroom. The units come with all the appliances, but members must furnish their own rooms and common areas. Members are normally assigned to a unit upon reporting.

Concord Housing Site

Housing Office
3295 Haleakala Street
Concord, CA 94510
Phone: 925-685-9854

Located just off Highway 242 and near downtown Concord, sits the Coast Guard Housing complex. There are two distinctive housing sites located on the property, Quinault Village and Victory Village. In addition to the housing sites there are plenty of playgrounds and green space, including a large sports and amusement complex across the street. Estimated waiting times from the date of PCS arrival at both sites in Concord are as follows:

Bedroom Size	Estimate Wait
Two	Within 10 days of reporting
Three	Within 10 days of reporting
Four	Within 10 days of reporting

Quinault Village: Quinault Village consists of 82 housing units constructed in 1965. The units are single level duplexes with both three and four bedroom floor plans.

- ❑ The units are of wood frame construction built on concrete slabs. Each unit comes with an attached carport. The units are carpeted throughout except for the kitchens and bathroom floors, which have sheet vinyl. All units are heated by a natural gas forced-air heating system and cooled by a central air conditioning system. A gas range, refrigerator, dishwasher and garbage disposal are provided in each unit. Each unit has a laundry room with hookups for a washer and electric (220V) dryers with many also having hookups for gas dryers. Each unit has a large fenced backyard. Storage is available in the carport and each unit has a metal storage shed in the backyard.

Victory Village: Victory Village consists of 234 housing units constructed in 1989. The units are apartments arranged in 4-plex, 5-plex and 6-plex variations. Unaccompanied Senior Quarters are located in Victory Village. All the units in Victory Village are either two or four bedrooms.

- ❑ The units are of wood frame construction with stucco siding built on concrete slabs. Each unit comes with an attached garage. The units are carpeted throughout except for the kitchen and bathroom, which have sheet vinyl and the laundry room, which has 12x12 floor tile. All units are heated by a natural gas forced-air heating system and cooled by a central air conditioning system. A gas range, refrigerator, dishwasher and garbage disposal are provided in each unit. Each unit has a laundry room with hookups for a washer and either an electric (220V) or natural gas dryer. Each unit has a shared front yard area. The downstairs units have a small fenced backyard.
- ❑ **Unaccompanied Senior Quarters:** Senior members are assigned their own two-bedroom family type unit with a garage. The back yard is not fenced in unaccompanied senior quarters. The units have all the appliances, but members must provide their own furnishings.

Novato Housing Site
Housing Office
227 South Oakwood Drive
Novato, CA 94949
Phone: 415-382-8584

This housing site is located in Marin County on what used to be known as Hamilton Air Field. It is just a short commute to Coast Guard Island, TRACEN Petaluma, and Travis AFB. The Novato Housing offers 3 residential areas for military families; Knolls Apartments with (128) units, Spanish Style Duplexes, with (70) units total. In addition there are 61 single-family Spanish style homes that has been designated officer housing, 23 are designated for O-6 and 38 three and four bedrooms for officers O-4 and below. Estimated waiting times waiting times from the date of PCS arrival at are as follows:

Bedroom Size	Estimate Wait
Two	Within 10 days of reporting
Three Bedroom Duplex	2 – 4 Weeks
Four Bedroom Duplex	2 – 4 Weeks
Three Bedroom Homes	0 – 12 Months
Four Bedroom Homes	0 - 12 Months

Knolls Apartments: Constructed 1989; single level configuration, grouped in a two story 6-plex unit. Multiple garages in front of each module. Units have balcony or rear porch, washer/dryer hookup, gas stove, refrigerator & dishwasher. The Knolls Apartments include a total of (128) housing units and are comprised of two bedroom, 4-bedroom, USQ, and UPH units. There are a total of (106) 2 bedroom units that are upstairs. In addition, there are (22) 4-bedroom downstairs units that were recently created by converting two 2-bedroom units into a 4-bedroom. The Knolls Apartments also include (8) 2-bedroom units designated as UPH housing. The Knolls are open to all Coast officer and enlisted personnel.

Spanish Duplexes: Constructed 1933; the townhouses are arranged two to a building, side by side on two levels with a basement/garage area. Individual one-car garages are located at the side or front of the unit. All units have fireplaces, washer/dryer hookup, gas stove, refrigerator & dishwasher.

Spanish Homes: Constructed 1933; All units have different floor plans, either single, split level, or 2 story. All units have a basement, 1 car garage, fireplace; washer/dryer hookup, gas stove, refrigerator & dishwasher. These homes have been designated as Officer Quarters.

Applying for Coast Guard Housing

Please refer to the San Francisco Bay Area Housing Assignment Policy, ISCALINST 11101.2D for specific instructions.